094.0	0007	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,600 / 767,600
					USE VALUE:	767,600 / 767,600
					ASSESSED:	767,600 / 767,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN I-TZU
Owner 2:	CHEN HSIEH-CHUNG
Owner 3:	
Street 1:	31 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZHAO YAN -
Owner 2:	-
Street 1:	31 PETER TUFTS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 1571 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7637.000	312,300	900	454,400	767,600
Total Card	0.175	312,300	900	454,400	767,600
Total Parcel	0.175	312,300	900	454,400	767,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.67 | /Parcel: 488.67

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62005
GIS Ref	
GIS Ref	
Insp Date	10/18/16

!7773!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,300	900	7,637.	454,400	767,600		Year end	12/23/2021
2021	101	FV	303,500	900	7,637.	454,400	758,800		Year End Roll	12/10/2020
2020	101	FV	303,400	900	7,637.	454,400	758,700	758,700	Year End Roll	12/18/2019
2019	101	FV	245,700	900	7,637.	460,900	707,500	707,500	Year End Roll	1/3/2019
2018	101	FV	245,700	900	7,637.	344,000	590,600	590,600	Year End Roll	12/20/2017
2017	101	FV	231,600	900	7,637.	311,600	544,100	544,100	Year End Roll	1/3/2017
2016	101	FV	192,000	2400	7,637.	298,600	493,000	493,000	Year End	1/4/2016
2015	101	FV	187,200	2400	7,637.	253,200	442,800	442,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:09:17

LAST REV

Date	Time
10/28/21	16:51:39
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7773

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHAO YAN,	69135-180		4/13/2017		669,554	No	No		
GOLDING GEORGE	54594-42		4/27/2010		428,000	No	No		
	13143-213		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2021	1161	Solar Pa	20,000	C				
3/20/2012	256	Wood Dec	2,000					build 16x16 deck o
11/18/2002	967	New Wind	3,500					
12/12/1997	743	Manual	2,800					REROOF/REPAIR PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	Mail Update	JO	Jenny O
10/18/2016	Measured	DGM	D Mann
5/8/2012	Info Fm Prmt	MM	Mary M
4/2/2009	Meas/Inspect	372	PATRIOT
2/1/2000	Meas/Inspect	197	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62005
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7637		Sq. Ft.	Site		0	70.	0.85	5									454,375						454,400	

Total AC/HA:	0.17532	Total SF/SM:	7637	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,375	Spl Credit		Total:	454,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	11 - Masonry		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.01303005
Adj $ / SQ:	177.787
Other Features:	95600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383621
Depreciation:	71354
Depreciated Total:	312268

COMMENTS

PDAS, OF= SINK AND TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

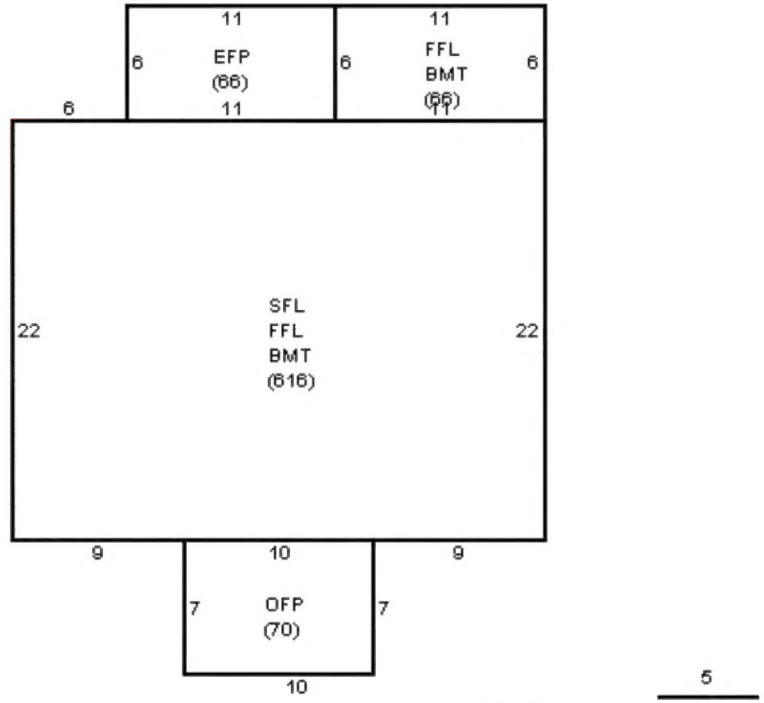
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.79
Special Features:	0	Val/Su Net:	147.59
Final Total:	312300	Val/Su SzAd	240.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	682	73.070	49,834
FFL	First Floor	682	177.790	121,251
SFL	Second Floor	616	177.790	109,517
OFP	Open Porch	70	40.590	2,842
EFP	Enclos Porch	66	69.370	4,578

Net Sketched Area:	2,116	Total:	288,022
Size Ad	1298	Gross Area	2116	FinArea	1571
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16x16	A	AG	2012	3.71	T	5	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900